
Economic Development Market Analysis of Eastern Loudoun County Office & Industrial Land

Update - June 2005

Data as of December 2004

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Economic Development Market Analysis of Eastern Loudoun County Office & Industrial Land December 2004 Update

In April 2004, the report *Economic Development Market Analysis of Eastern Loudoun County Office & Industrial Land* was published. This document serves as an update to the information and data in that report.

The study parameters, assumptions, data sources and calculation methods are detailed in the report which is available online at www.loudoun.gov/business. The following are important definitions to understand when reviewing the data summary tables:

Lot Sale: Land that is subdivided, infrastructured, ready for development and offered for sale.

Land Sale: Land available for sale as-is and typically large acreage. Many of these properties may require subdivision.

Developer/Build Only: Land owned by a developer who will only entertain build-to-suit opportunities and will generally not sell the land.

Holder: Land owned by an entity that is not currently marketing the land; the land is being held as a long-term investment.

Owner Intention Unknown: Land zoned for office or industrial use, but no information is available concerning the owner's desire to market or develop the land.

CPAM/Rezoning: Property is included in a legislative process to change the use.

Density (FAR): The development density, or Floor Area Ratio (FAR), is calculated by dividing the building's square footage by the total square footage of a property. The FAR is based on zoning regulations detailed in the zoning ordinances.

To discuss the data or provide updates contact Robyn Bailey, Manager of Business Infrastructure, at 703-777-0426 or rbailey@loudoun.gov.

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Office and Industrial Land Summary by Corridor

Loudoun is fortunate to have six distinct corridors with over 12,000 acres zoned for office and industrial uses. Historically, the actual developed density, 0.14 with Route 50 corridor included. The actual developed density excluding Route 50 corridor is 0.22, just over half the maximum density allowed of 0.40.

Table I

Office and Industrial Land Summary by Corridor

Corridor	Total Usable Acres	Vacant Usable Acres	Developed Usable Acres			Vacant Square Footage Potential		
			Developed Usable Acres	Developed Square Footage	Developed Density	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Route 7	1,751	1,117	634	5,101,535	0.18	17,398,133	13,969,088	9,736,793
Route 28	1,922	1,266	656	6,993,552	0.24	20,349,839	16,222,684	10,992,494
Route 50	2,716	1,190	1,526	311,223	0.00	19,438,879	15,492,909	10,363,360
Route 606	3,398	2,554	844	6,208,049	0.17	40,901,811	31,787,871	21,642,960
Route 625	1,400	916	484	6,371,095	0.30	14,622,164	11,644,242	7,909,495
Greenway	1,271	1,246	25	432,000	0.40	23,987,895	9,577,668	6,385,112
Total	12,458	8,289	4,169	25,417,454	0.14	136,698,721	98,694,462	67,030,214
Total Less Rt 50	9,742	7,099	2,643	25,106,231	0.22			

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2004. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Office and Industrial Land Summary by Time Frame and Land Status

The development time frames dictate how soon occupancy can be achieved. Approximately 34 percent of Loudoun's vacant land is potentially available within the next three years, the time frame most likely to meet the current growth cycle.

Table II
Office and Industrial Land Summary by Development Time Frame

Development Time Frame	April 2003		November 2004	
	Vacant Usable Acres	Percent of Vacant Usable Acres	Vacant Usable Acres	Percent of Vacant Usable Acres
0-3 Years	3,244	37%	2,728	34%
4-8 years	2,180	25%	547	7%
Over 9 years	1,795	20%	2,156	26%
Unknown	1,631	18%	1,165	14%
CPAM/Rezoning/SPEX	NA	NA	1,693	19%
Total Vacant Useable Acreage	8,850	100%	8,289	100%

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2004. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Office and Industrial Land Summary by Time Frame and Land Status

Land status takes into account the landowners' marketing or development plans and current state or condition. Only a relatively small amount of land, 441 acres, or 5 percent of vacant land, is available in the lot sale category, that is lots that are subdivided, infrastructured and available for sale.

Table III
Office and Industrial Land Summary by Land Status

Land Status	April 2003		November 2004	
	Vacant Usable Acres	Percent of Vacant Usable Acres	Vacant Usable Acres	Percent of Vacant Usable Acres
Developer/Build Only	3,253	37%	1,924	25%
Holder	1,285	15%	919	11%
Land Sale	2,172	25%	2,146	26%
Lot Sale	508	6%	441	5%
Unknown	1,632	18%	1,165	14%
CPAM/Rezoning/SPEX	NA	NA	1,694	19%
Total Vacant Useable Acreage	8,850	100%	8,289	100%

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2004. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Office and Industrial Land Summary - Route 7 Corridor

The Route 7 Corridor is planned for office and research. This corridor is home to all of Loudoun's universities and colleges and the Howard Hughes Medical Institute's Janelia Farm Research Campus. To date, the land has been developed at an average density of 0.18. There are 469 acres available for development in the next three years; however, 313 of those acres, or 66 percent are classified as developer/build only and typically not available for sale.

Table IV

Office and Industrial Land Summary for the Route 7 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Ashbrook (Ashbrook Corporate Center)	Developer/ Build Only	0-3 years	PD-IP	25	204,699	0.19	32	0.40	562,272	421,704	281,136
Ashburn Village Executive Center	Developer/ Build Only	0-3 years	PD-IP	0	0	0.00	82	0.40	1,423,018	1,067,264	711,509
Commonwealth Center-Ashburn	Developer/ Build Only	0-3 years	PD-IP	0	0	0.00	112	0.40	1,949,746	1,462,309	974,873
Lansdowne Corporate Center	Developer/ Build Only	0-3 years	PD-OP	140	767,317	0.13	30	0.40	514,356	385,767	257,178
Loudoun Tech Center	Developer/ Build Only	0-3 years	PD-IP w/SE ofc	204	2,218,123	0.25	28	0.35	420,000	420,000	241,148
University Center/Merritt, Opus, MOR, Clark Hook	Developer/ Build Only	0-3 years	PD-RDP	52	56,050	0.00	29	0.39	500,000	381,324	254,216
Crosscreek Corporate Center	Land Sale	0-3 years	PD-OP	6	60,000	0.24	12	0.40	213,618	160,214	106,809
Phillips Property	Land Sale	0-3 years	PD-IP/ PD-OP	25	191,000	0.17	45	0.38	750,000	585,446	390,298
Potomac Farm Business Park	Land Sale	0-3 years	PD-OP	0	0	0.00	77	0.28	950,000	950,000	671,260
Loudoun Square Industrial Park	Lot Sale	0-3 years	PD-IP w/SE ofc	9	88,432	0.22	11	0.40	189,050	141,788	94,525
University Center/ Collin/ prev blt	Lot sale	0-3 years	PD-RDP	43	189,000	0.10	11	0.30	143,879	143,879	95,919
Belmont (Belmont Country Club)	Developer/ Build Only	4-8 years	PD-OP	0	0	0.00	111	0.20	967,000	967,000	963,024
Janelia Farm (est)	Business Owned	Not Applicable	PD-RDP	72	971,320	0.31	150	NA	NA	NA	NA
University Center/GW	Business Owned	Not Applicable	PD-RDP	59	355,594	0.14	30	NA	NA	NA	NA

Table IV, Continued

Office and Industrial Land Summary for the Route 7 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Loudoun Pointe (Beaumeade Technology Park)	CPAM	Not Applicable	PD-IP	0	0	0.00	172	0.40	2,998,670	2,249,003	1,499,335
One Loudoun Center	CPAM	Not Applicable	PD-RDP	0	0	0.00	266	0.40	4,639,314	3,479,486	2,319,657
Lansdowne Corporate Center/Dev	Rezoning	Not Applicable	PD-OP	0	0	0.00	95	0.26	1,083,990	1,083,990	829,295
Next to Janelia	Unknown	Unknown	PD-OP	0	0	0.00	5	0.40	93,218	69,914	46,609
Total				634	5,101,535		1,117		17,398,133	13,969,088	9,736,793

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2004. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business Owned Vacant Acres are not included in the total vacant acres--vacant acres reflect acres in which the business plans to use and therefore not available.

Office and Industrial Land Summary - Route 28 Corridor

The Route 28 Corridor is planned for high-end office and business uses. There are currently 656 acres and 6.9 million square feet developed at a density of 0.24. There are 685 acres available for development in the next 3 years; however, 550 acres, or 84 percent, are classified as developer/build only and typically not available for sale.

Table V
Office and Industrial Land Summary for the Route 28 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Dulles Commerce Center/ out parcels	Developer/ Build Only	0-3 years	PD-GI/ C1	2	0	0.00	39	0.40	680,233	510,175	340,116
Dulles Corporate Center (Gateway 14)	Developer/ Build Only	0-3 years	PD-IP w/SE ofc	3	NA	NA	11	0.40	184,694	138,521	92,347
Dulles International Park	Developer/ Build Only	0-3 years	PD-IP	38	240,266	0.15	25	0.40	428,282	321,211	214,141
Dulles North Corporate Park	Developer/ Build Only	0-3 years	PD-IP w/SE ofc	48	606,733	0.29	33	0.40	578,303	433,727	289,151
Dulles Town Center	Developer/ Build Only	0-3 years	PD-IP/ PD-OP	27	282,096	0.24	214	0.40	3,732,918	2,799,688	1,866,459
Highpoint Corporate Park	Developer/ Build Only	0-3 years	PD-IP w/SE ofc /PD-RDP	0	0	0.00	57	0.32	800,000	743,439	495,626
Loudoun Gateway	Developer/ Build Only	0-3 years	PD-IP w/SE ofc	71	837,876	0.27	48	0.40	842,799	632,099	421,399
Sterling Park Business Center	Developer/ Build Only	0-3 years	PD-IP	51	654,538	0.30	60	0.19	488,000	488,000	488,000
TransDulles Centre	Developer/ Build Only	0-3 years	PD-IP	85	1,197,287	0.32	55	0.40	963,373	722,530	481,686
Vintage Park	Developer/ Build Only	0-3 years	PD-IP w/SE ofc	17	254,228	0.35	8	0.40	138,695	104,021	69,348
Commonwealth Center Sterling	Lot Sale	0-3 years	PD-IP	29	398,093	0.32	9	0.40	163,960	122,970	81,980
Downs Industrial Park	Lot Sale	0-3 years	PD-IP	20	38,780	0.04	36	0.40	626,393	469,795	313,196
Staverton/Severn (east/west 28)	Lot Sale	0-3 years	PD-IP	55	607,262	0.25	12	0.40	209,959	157,469	104,980
Steeplechase/ Cullen/Owner	Lot Sale	0-3 years	PD-IP	12	70,005	0.14	31	0.34	453,000	453,000	267,720

Table V, Continued
Office and Industrial Land Summary for the Route 28 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Steeplechase/ Orbital	Lot Sale	0-3 years	PD-IP w/SE ofc	54	584,876	0.25	15	0.39	250,000	193,668	129,112
Woodland	Lot Sale	0-3 years	PD-GI	47	498,978	0.24	31	0.40	547,114	410,335	273,557
Dulles 2000	Developer/ Build Only	4-8 years	PD-RDP	0	0	0.00	29	0.64	800,000	374,790	249,860
Ray Property	Developer/ Build Only	4-8 years	PD-IP	0	0	0.00	216	0.32	3,000,000	2,822,035	1,881,356
Jaguar Office Park	Completed	Not Applicable	PD-IP	7	82,400	0.28	21	0.36	332,600	280,701	187,134
Loudoun Center	Completed	Not Applicable	PD-IP w/SE ofc	9	81,548	0.20	0	NA	NA	NA	NA
Oakbrook	Completed	Not Applicable	PD-IP	16	83,703	0.12	0	NA	NA	NA	NA
Victoria Station	CPAM	Not Applicable	PD-IP	0	0	0.00	9	0.40	156,990	117,743	78,495
Nattak (Waterside)-- AOL	Holder	over 9 years	PD-OP	0	0	0.00	64	0.27	760,000	760,000	555,651
Paragon Park	Holder	over 9 years	PD-IP	0	0	0.00	104	0.40	1,800,000	1,357,373	904,915
Misc Church	Unknown	Unknown	PD-IP	0	0	0.00	16	0.40	278,261	208,696	139,131
Misc Cedar Green	Unknown	Unknown	PD-IP	5	11,213	0.05	62	0.40	1,076,977	807,733	538,489
Misc Shaw Road	Unknown	Unknown	PD-IP	14	122,196	0.21	4	0.40	77,188	57,891	38,594
Misc Sterling Blvd	Unknown	Unknown	PD-IP	5	13,855	0.06	18	0.40	316,246	237,184	158,123
Prospect Industrial Park	Unknown	Unknown	PD-IP	16	179,220	0.26	11	0.40	187,656	140,742	93,828
Tall Oaks	Unknown	Unknown	PD-IP	18	28,120	0.04	21	0.40	360,503	270,377	180,251
Wiseland Farm	Unknown	Unknown	PD-IP	7	120,279	0.41	7	0.40	115,695	86,772	57,848
Total				656	6,993,552		1,266		20,349,839	16,222,684	10,992,494

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2004. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business Owned Vacant Acres are not included in the total vacant acres--vacant acres reflect acres in which the business plans to use and therefore not available.

Office and Industrial Land Summary - Route 50 Corridor

The Route 50 Corridor is planned for industrial and business uses. This corridor has been slow in developing due to lack of public water and sewer availability. Water and sewer service will be available within the next three years, accelerating development potential in this corridor.

Table VI
Office and Industrial Land Summary for the Route 50 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Route 50 business	Lot Sale	0-3 years	PD-GI and GB	2	9,005	0.10	11	0.40	186,785	140,089	93,393
Hazout	Land Sale	4-8 years	CLI	0	0	0.00	21	0.40	373,048	279,786	186,524
German Subdivision	Improved	Completed	CLI	5	NA	NA	0	NA	NA	NA	NA
Quarry	Completed	Not Applicable	MRHI/ CLI	873	NA	NA	0	NA	NA	NA	NA
East Gate	CPAM	Not Applicable	CLI	0	0	0.00	138	0.40	2,406,603	1,804,952	1,203,301
CD Smith	Rezoning	Not Applicable	PD-GI	0	0	0.00	125	0.40	2,176,432	1,632,324	1,088,216
Providence Glen	Rezoning	Not Applicable	PD-GI	0	0	0.00	23	0.40	396,396	297,297	198,198
StoneRidge	Rezoning	Not Applicable	PD-IP/ PD-GI	3	0	0.00	284	0.30	3,655,000	3,655,000	2,471,420
Retail SPEG	SPEG	Not Applicable	CLI	11	0	0.00	4	0.40	68,128	51,096	34,064
50 N. home	Home	Not Applicable	CLI/ PD-GI	48	NA	NA	0	NA	NA	NA	NA
50 S. home	Home	Not Applicable	CLI/ PD-GI	131	NA	NA	0	NA	NA	NA	NA
Arcola--home	Home	Not Applicable	PD-GI	212	NA	NA	0	NA	NA	NA	NA
Chantilly West	Unknown	Unknown	CLI/ MRHI	0	0	0.00	86	0.40	1,491,320	1,118,490	745,660

Table VI, Continued
Office and Industrial Land Summary for the Route 50 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Dulles Ind Park South	Unknown	Unknown	MRHI	9	64,218	0.16	2	0.40	30,666	23,000	15,333
Pleasant Valley	Unknown	Unknown	CLI/ MRHI	40	87,738	0.05	50	0.40	875,382	656,536	437,691
Poland Farm	Unknown	Unknown	CLI	0	0	0.00	1	0.40	19,689	14,767	9,845
Arcola--misc	Unknown	Unknown	PD-GI	5	0	0.00	91	0.40	1,584,190	1,188,143	792,095
Rt 50 North	Unknown	Unknown	CLI/PD-GI/ MRHI/ GB	116	77,115	0.02	121	0.40	2,106,213	1,579,660	1,053,107
Rt 50 South	Unknown	Unknown	CLI/PD-GI/ PD-IP	69	73,147	0.02	234	0.40	4,069,027	3,051,770	2,034,513
Total				1,526	311,223		1,190		19,438,879	15,492,909	10,363,360

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2004. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business Owned Vacant Acres are not included in the total vacant acres--vacant acres reflect acres in which the business plans to use and therefore not available.

Office and Industrial Land Summary - Route 606 Corridor

The Route 606 corridor is planned for industrial uses. The industrial uses located along this corridor are mostly airport and construction related businesses that often accommodate heavy trucks and construction equipment. There are 323 acres available for development in the next three years; however, 114 of the acres, or 35 percent, are classified as developer/build only and typically not for sale.

Table VII

Office and Industrial Land Summary for the Route 606 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Dulles Summit (Westgroup)	Developer/Build Only	0-3 years	PD-GI	17	201,536	0.27	47	0.37	764,000	614,588	409,725
Northpointe (Dulles Northgate Center)	Developer/Build Only	0-3 years	PD-GI	44	553,546	0.29	7	0.39	121,000	92,652	61,768
Dulles Trade Center I	Developer/Build Only	0-3 years	PD-GI	14	217,039	0.36	60	0.40	1,050,493	787,870	525,246
Bryant Dulles Industrial Park West (Smart Bears)	Land Sale	0-3 years	PD-GI	0	0	0.00	82	0.40	1,425,632	1,069,224	712,816
Bay Dulles/Power	Lot Sale	0-3 years	PD-IP	28	216,908	0.18	3	0.40	43,560	32,670	21,780
Concorde Industrial Pk	Lot Sale	0-3 years	PD-GI	43	680,095	0.36	9	0.40	158,036	118,527	79,018
Four Corners	Lot Sale	0-3 years	PD-GI	5	42,790	0.21	2	0.40	37,287	27,966	18,644
Dulles Trade Center II	Lot Sale	0-3 years	PD-GI	29	22,400	0.02	58	0.40	1,011,986	758,989	505,993
Mercure Business Park	Lot Sale	0-3 years	PD-GI	106	1,095,605	0.24	55	0.29	705,672	705,672	467,486
Brambleton	Developer/Build Only	4-8 years	PD-GI	0	0	0.00	160	0.40	2,779,999	2,084,999	1,390,000
Hazout	Land Sale	4-8 years	PD-IP	0	0	0.00	127	0.36	2,000,000	1,660,943	1,107,295
RSSJ	Land Sale	4-8 years	PD-GI	0	0	0.00	174	0.40	3,028,291	2,271,218	1,514,146
Westwind 606	Land Sale	4-8 years	PD-GI	0	0	0.00	266	0.39	4,500,000	3,480,662	2,320,441
606-homes	Unknown	Homes	PD-GI	44	0	NA	0	NA	NA	NA	NA
Arcola-homes	Unknown	Homes	PD-GI	104	NA	NA	68	NA	NA	NA	NA
ABC Auto --Bryant Dulles	Owned	Not Applicable	PD-GI	72	79,393	0.03	0	NA	NA	NA	NA
Bryant Industrial Park	Completed	Not Applicable	PD-GI	11	108,612	0.22	0	NA	NA	NA	NA
Burgers Industrial	Completed	Not Applicable	PD-GI	18	169,028	0.21	0	NA	NA	NA	NA
Cabin Branch	Completed	Not Applicable	PD-GI	5	43,500	0.18	0	NA	NA	NA	NA
Greenway Industrial Broad Run	Completed	Not Applicable	PD-GI	85	811,212	0.22	0	NA	NA	NA	NA
Indian Creek	Completed	Not Applicable	PD-GI	13	221,866	0.40	0	NA	NA	NA	NA

Table VII, Continued

Office and Industrial Land Summary for the Route 606 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Loudoun Business Park	Completed	Not Applicable	PD-GI	4	61,380	0.35	0	NA	NA	NA	NA
Misc 606/ Dulles Dist.	Completed	Not Applicable	PD-GI	16	70,269	0.10	0	NA	NA	NA	NA
Misc 606 West (concrete plant)	Completed	Not Applicable	PD-GI	25	26,784	0.02	0	NA	NA	NA	NA
Oak Grove Industrial Pk	Completed	Not Applicable	PD-GI	12	108,498	0.21	0	NA	NA	NA	NA
Prologis Park (Gluck Prop)/ Horsepen Tract	Completed	Not Applicable	PD-IP	32	426,466	0.30	0	NA	NA	NA	NA
Airport Commerce Center @ Dulles (North Dulles Ind Pk)	Completed	Not Applicable	PD-GI	32	404,488	0.29	0	0.40	NA	NA	NA
Dulles Trade Center III (Arcola East)	CPAM	Not Applicable	PD-GI	0	0	0.00	243	0.24	2,500,000	2,500,000	2,120,675
606 Development Corp	Rezoning	Not Applicable	CLI	0	0	0.00	80	0.40	1,393,746	1,045,309	696,873
Centennial Dominion Center	Holder	over 9 years	PD-RDP	0	0	0.00	100	0.40	1,746,408	1,309,806	873,204
Dulles World	Holder	over 9 years	PD-GI	0	0	0.00	651	0.40	11,336,577	8,502,433	5,668,289
Misc 606 and Shaw	Unknown	Unknown	PD-GI	22	391,475	0.40	6	0.40	97,052	72,789	48,526
Misc 606 East	Unknown	Unknown	PD-GI	27	69,640	0.06	32	0.40	560,007	420,006	280,004
Misc Moran	Unknown	Unknown	PD-IP	24	185,519	0.18	4	0.40	69,173	51,880	34,587
606- misc.	Unknown	Unknown	PD-GI	0	0	0.00	50	0.40	867,541	650,656	433,770
Arcola - misc.	Unknown	Unknown	PD-GI	9	0	0.00	270	0.40	4,705,351	3,529,013	2,352,676
Total				844	6,208,049		2,554		40,901,811	31,787,871	21,642,960

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2004. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business Owned Vacant Acres are not included in the total vacant acres--vacant acres reflect acres in which the business plans to use and therefore not available.

Office and Industrial Land Summary - Route 625 Corridor

The Route 625 corridor is planned for office and business uses. America Online headquarters have changed this corridor and it has emerged as a desired location for office uses. There are 484 acres and 6.4 million square feet developed at a density of 0.3. There are 772 acres available for development in the next 3 years; however, 342 acres, or 44 percent, are classified as developer/build only and typically not available for sale.

Table VIII

Office and Industrial Land Summary for the Route 625 Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Ashburn Corporation Center (Ashburn Business Center & Loudoun Station)	Developer/Build Only	0-3 years	PD-IP w/SE ofc	30	357,519	0.28	79	0.32	1,100,000	1,025,838	683,892
Beaumeade Corporate Park (Lerner)	Developer/Build Only	0-3 years	PD-IP/w/ SE ofc	0	0	0.00	117	0.35	1,800,000	1,524,644	1,016,429
Broad Run Business Center	Developer/Build Only	0-3 years	PD-IP w/SE ofc	118	1,803,513	0.35	88	0.39	1,500,000	1,152,728	768,486
Ashburn Center (MIE)	Developer/Build Only	0-3 years	PD-IP w/SE ofc	18	216,480	0.27	59	0.17	440,000	440,000	440,000
MCI Campus (also in Greenway)	Land Sale	0-3 years	PD-OP	0	0	0.00	53	0.40	914,934	686,201	457,467
MCI Campus (also in Rt 28)	Land Sale	0-3 years	PD-OP	130	2,000,000	0.35	209	0.40	3,649,631	2,737,223	1,824,816
Ashburn Center (Netway 2)	Land Sale	0-3 years	PD-IP	0	0	0.00	49	0.40	857,958	643,468	428,979
Beaumeade Corporate Park (other lot owners)	Lot Sale	0-3 years	PD-IP	169	1,918,583	0.26	93	0.35	1,400,000	1,214,409	809,606
Ashburn Center (Netway Center)	Lot Sale	0-3 years	PD-OP	0	0	0.00	26	0.40	454,766	341,075	227,383
Ashburn Farm	Completed	Not Applicable	PD-OP	6	75,000	0.29	0	NA	NA	NA	NA
Ashburn Center /County owned	County Owned	Not Applicable	PD-IP	0	0	0.00	0	NA	NA	NA	NA
Ashburn Village Research Park	CPAM	Not Applicable	PD-IP	0	0	0.00	94	0.40	1,629,492	1,222,119	814,746
Stonegate	CPAM	Not Applicable	PD-IP	0	0	0.00	50	0.40	875,382	656,536	437,691
Cedar Lane (Adjacent to Stonegate)	Home	Not Applicable	PD-IP	10	NA	NA	0	NA	NA	NA	NA
Cameron Chase Village Ctr	Under Const	Not Applicable	PD-IP	3	0	0.00	0	NA	NA	NA	NA
Total				484	6,371,095		916		14,622,164	11,644,242	7,909,495

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2004. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business Owned Vacant Acres are not included in the total vacant acres--vacant acres reflect acres in which the business plans to use and therefore not available.

Office and Industrial Land Summary - Route 267/Greenway Corridor

The Route 267, or Greenway, corridor is planned for high-density and high-end office uses. There are 25 acres and 432,000 square feet developed at a density of 0.4. There are 446 acres available for development in the next 3 years; however, 25 acres, or 6 percent, are classified as developer/build only and typically not available for sale.

Table IX

Office and Industrial Land Summary for the Route 267/Greenway Corridor

Park/Site Name	Land Status	Development Time Frame	Zoning	Developed Land			Vacant Land		Vacant Sq Ft Potential		
				Acres	Square Footage	Density	Acres	Max Density (FAR) Allowed	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Broadlands	Rezoning	Not Applicable	PD-OP	0	0	0.00	111	0.40	1,934,761	1,451,071	967,380
Loudoun Exchange	Developer/Build Only	0-3 years	PD-OP/ PD-IP	25	432,000	0.40	25	0.40	429,676	322,257	214,838
CIT (Dulles World Center)	Land Sale	0-3 years	PD-RDP	0	0	0.00	60	1.00	2,610,986	783,296	522,197
Dulles Berry	Land Sale	0-3 years	PD-RDP	0	0	0.00	80	0.40	1,399,321	1,049,491	699,661
Greenway Corporate Park	Land Sale	0-3 years	PD-OP	0	0	0.00	31	0.40	534,394	400,796	267,197
Greenway--Rounsewell	Land Sale	0-3 years	PD-GI	0	0	0.00	10	0.40	177,725	133,294	88,862
Loudoun Parkway Center	Land Sale (Bankruptcy)	0-3 years	PD-IP / PD-OP	0	0	0.00	164	0.35	2,500,000	2,137,010	1,424,673
Ryan Park Center	Land Sale (Bankruptcy)	0-3 years	PD-OP	0	0	0.00	27	0.40	464,872	348,654	232,436
Dulles Parkway Center	Lot Sale	0-3 years	PD-OP/PD-IP	0	0	0.00	50	0.40	865,799	649,349	432,899
Loudoun Station	Developer/Build Only	4-8 years	PD-OP	0	0	0.00	43	0.74	1,300,000	524,680	349,787
TAB 1	Land Sale	4-8 years	PD-OP	0	0	0.00	129	0.40	2,248,393	1,686,295	1,124,196
Moorefield Station	Land Sale (Land Lease)	over 9 years	TRC	0	0	0.00	510	2.00	9,400,000	NA	NA
Greenway- misc	Unknown	Unknown	PD-OP	0	0	0.00	7	0.40	121,968	91,476	60,984
Total				25	432,000		1,246		23,987,895	9,577,668	6,385,112

Source: Loudoun County Department of Building and Development; Compiled by Loudoun County Department of Economic Development.

Note: Data as of December 2004. Zoning categories included in this analysis: PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI.

Note: Business Owned Vacant Acres are not included in the total vacant acres--vacant acres reflect acres in which the business plans to use and therefore not available.

Eastern Loudoun County Corridor Map

